CONSTRUCTION BULLETIN

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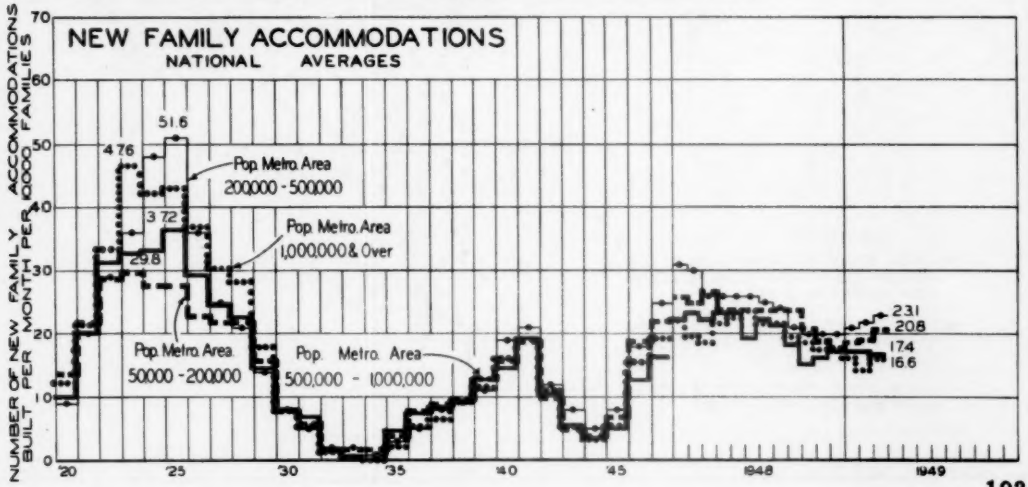
RESIDENTIAL CONSTRUCTION SLOWS DOWN

DURING the past few years the people of America have become so accustomed to dealing in superlatives that they are apt to view anything less than record performance with some disdain, and perhaps some alarm. Nonfarm residential construction has been declining steadily for several months, but all indications are that 1949 will still be a very satisfactory year for this type of building.

Through April of this year, 244,000 new nonfarm dwelling units have been started. This is about 12-1/2% below the number started during the same period in the near-record year of 1948. These figures are from the Bureau of Labor Statistics and cover all nonfarm areas.

Of the 140 areas covered in this survey, 60% showed lower residential construction in the first three months of 1949 than for the first three months of 1948. The declines were conspicuously sprinkled through the Southwest and the Pacific Coast States. It will be noticed that a separate chart on Nassau County, New York, has been added to this report.

In our Construction Bulletin #14, dated March 31, 1949, an error in tabulation caused mistakes in the figures for Washington, D. C. The corrected figure for the total number of residential units started in 1947 in the Washington area is 11,990 (instead of 12,100) and the corrected figure for the 1948 total is 10,276 (instead of 12,162). The error may be found on page 132 of Bulletin #14.



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

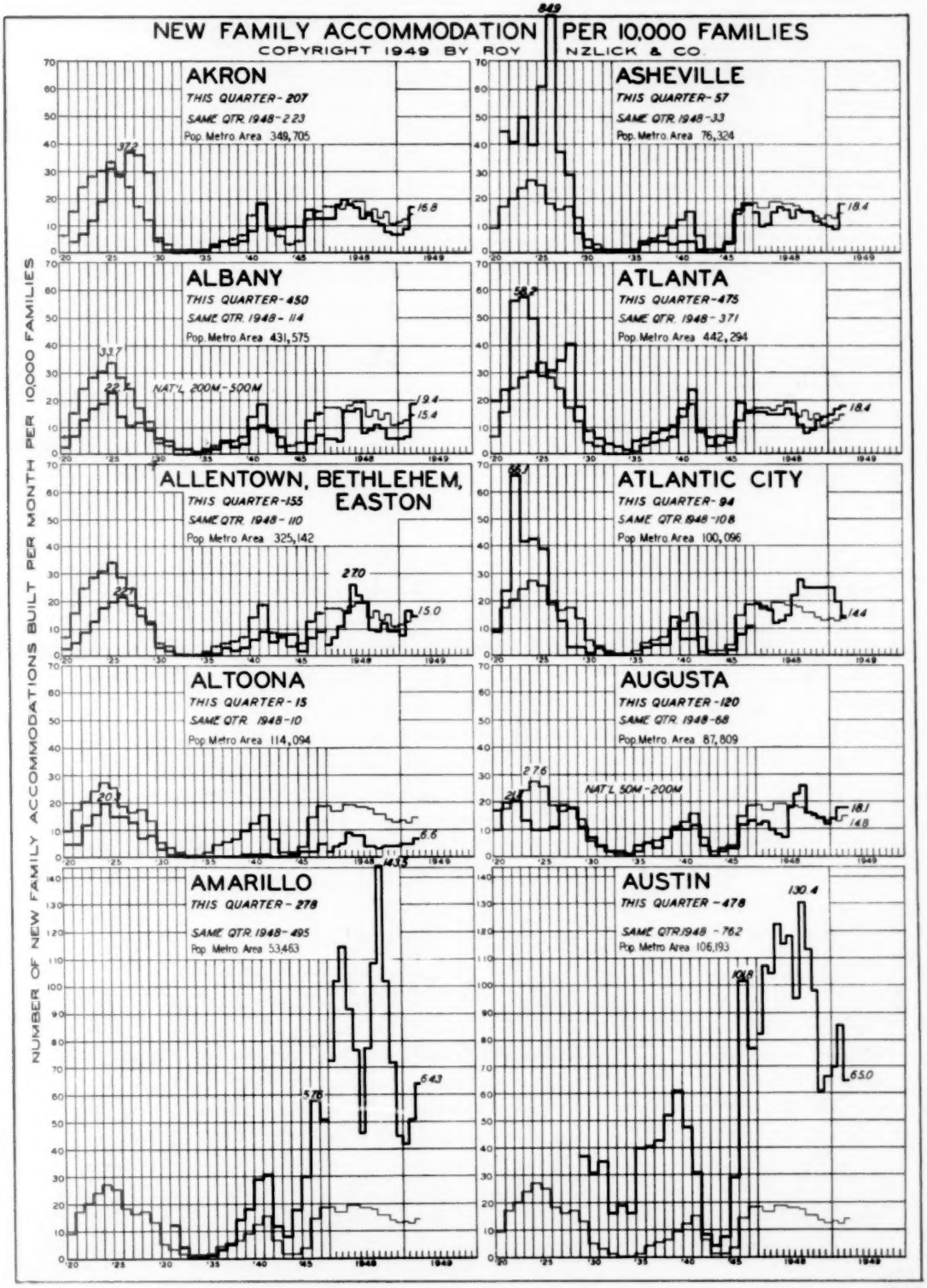
On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

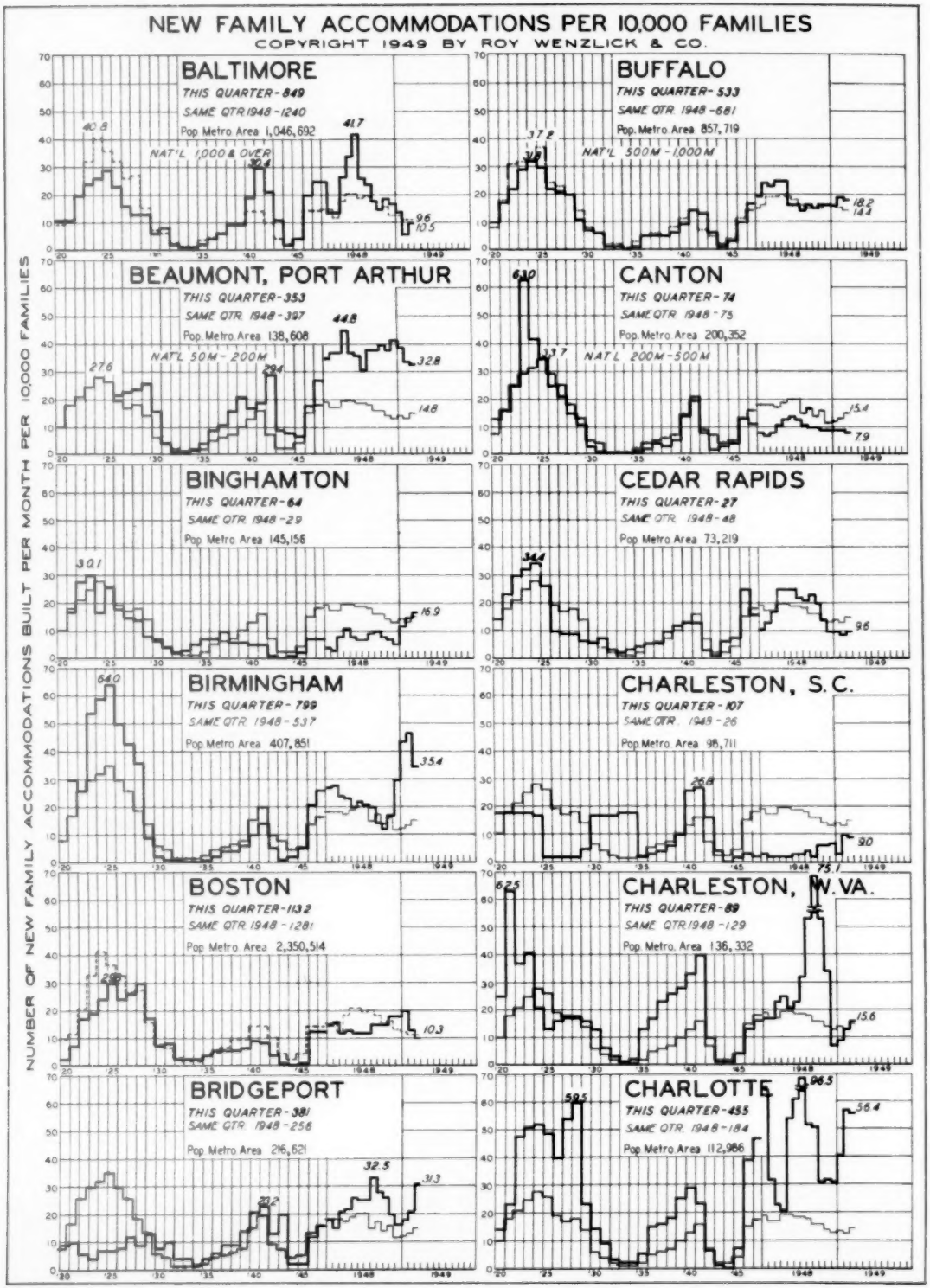
On the chart on page 193 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION
FIRST QUARTER OF 1949 COMPARED WITH FIRST QUARTER OF 1948

LEGEND

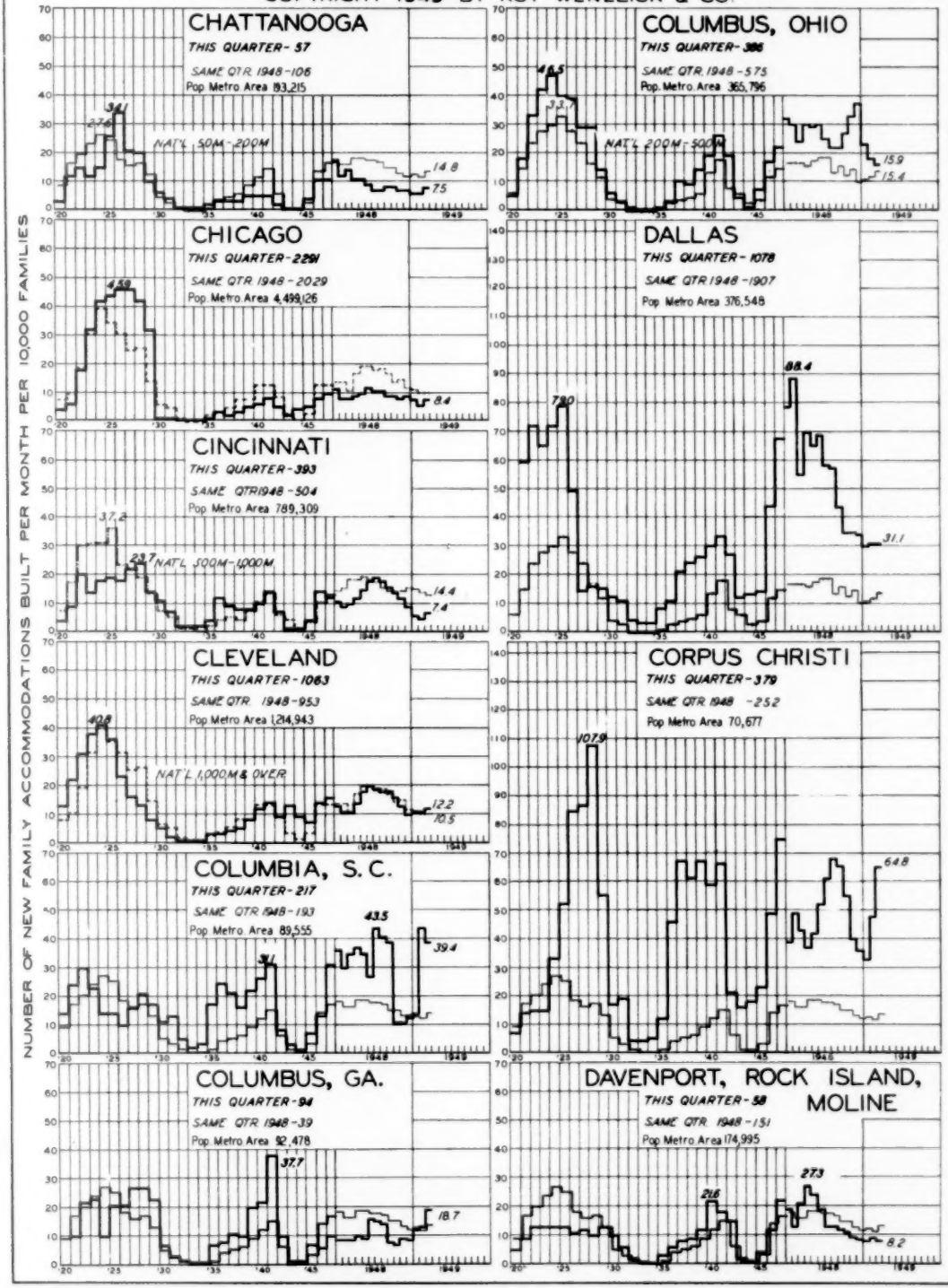
- CITIES WHERE FIRST QUARTER OF 1949 RESIDENTIAL CONSTRUCTION IS BELOW FIRST QUARTER OF 1948.
- CITIES WHERE FIRST QUARTER OF 1949 RESIDENTIAL CONSTRUCTION IS ABOVE FIRST QUARTER OF 1948.
- NO CHANGE IN FIRST QUARTER 1949 FROM FIRST QUARTER OF 1948.

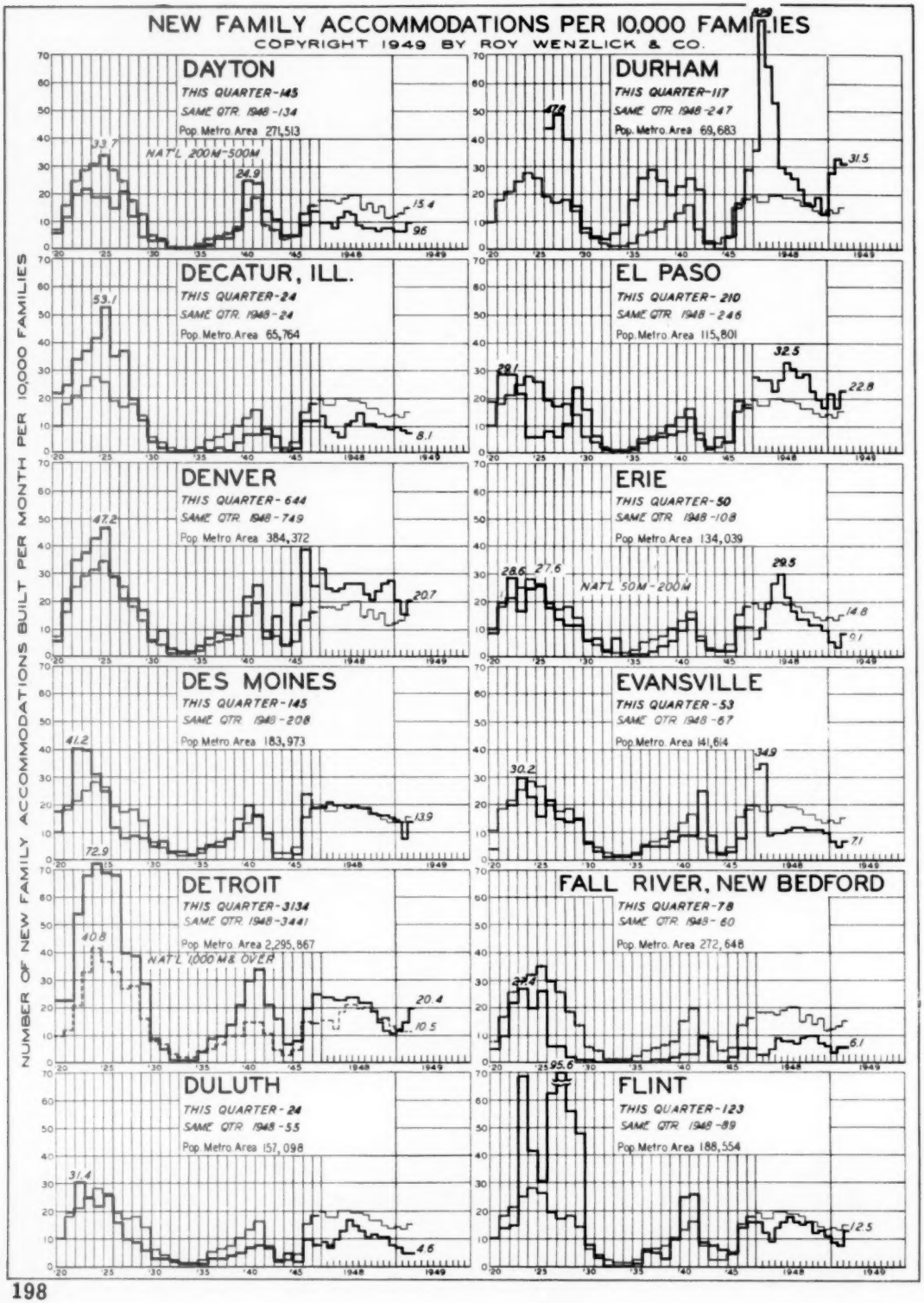

NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES
COPYRIGHT 1949 BY ROY NZLICK & CO.
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
AKRON
THIS QUARTER - 207
SAME QTR. 1948 - 223
Pop. Metro. Area 349,705
372
16.8
ASHEVILLE
THIS QUARTER - 57
SAME QTR. 1948 - 33
Pop. Metro. Area 76,324
849
18.4
ALBANY
THIS QUARTER - 450
SAME QTR. 1948 - 114
Pop. Metro. Area 431,575
33.7
22.2
NAT'L 200M - 500M
19.4
15.4
ATLANTA
THIS QUARTER - 475
SAME QTR. 1948 - 371
Pop. Metro. Area 442,294
58.2
18.4
ALLENTOWN, BETHLEHEM, EASTON
THIS QUARTER - 155
SAME QTR. 1948 - 110
Pop. Metro. Area 325,142
22.7
27.0
15.0
ATLANTIC CITY
THIS QUARTER - 94
SAME QTR. 1948 - 108
Pop. Metro. Area 100,096
66.1
14.4
ALTOONA
THIS QUARTER - 15
SAME QTR. 1948 - 10
Pop. Metro. Area 114,094
20.1
6.6
AUGUSTA
THIS QUARTER - 120
SAME QTR. 1948 - 68
Pop. Metro. Area 87,809
27.6
NAT'L 50M - 200M
18.1
14.8
AMARILLO
THIS QUARTER - 278
SAME QTR. 1948 - 495
Pop. Metro. Area 53,463
143.5
57.8
64.3
AUSTIN
THIS QUARTER - 478
SAME QTR. 1948 - 762
Pop. Metro. Area 106,193
130.4
99.8
65.0


NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
COPYRIGHT 1949 BY ROY WENZLICK & CO.
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
BALTIMORE
THIS QUARTER-849
SAME QTR 1948-1240
Pop. Metro Area 1,046,692
NAT'L 1,000 & OVER
40.8
32.4
41.7
9.6
10.5
BUFFALO
THIS QUARTER-533
SAME QTR 1948-681
Pop. Metro Area 857,719
NAT'L 500M-1,000M
37.2
32.8
18.2
14.4
BEAUMONT, PORT ARTHUR
THIS QUARTER-353
SAME QTR 1948-397
Pop. Metro Area 138,608
NAT'L 50M-200M
27.6
29.4
44.8
32.8
14.8
CANTON
THIS QUARTER-74
SAME QTR 1948-75
Pop. Metro Area 200,352
NAT'L 200M-500M
63.0
33.7
15.4
7.9
BINGHAMTON
THIS QUARTER-64
SAME QTR 1948-29
Pop. Metro Area 145,156
30.1
16.9
CEDAR RAPIDS
THIS QUARTER-27
SAME QTR 1948-48
Pop. Metro Area 73,219
34.4
9.6
BIRMINGHAM
THIS QUARTER-799
SAME QTR 1948-537
Pop. Metro Area 407,851
64.0
35.4
CHARLESTON, S.C.
THIS QUARTER-107
SAME QTR 1948-26
Pop. Metro Area 98,711
25.8
9.0
BOSTON
THIS QUARTER-1132
SAME QTR 1948-1281
Pop. Metro Area 2,350,514
28.8
10.3
CHARLESTON, W.VA.
THIS QUARTER-89
SAME QTR 1948-129
Pop. Metro Area 136,332
62.5
75.1
15.6
BRIDGEPORT
THIS QUARTER-381
SAME QTR 1948-256
Pop. Metro Area 216,621
32.5
27.2
31.3
CHARLOTTE
THIS QUARTER-455
SAME QTR 1948-184
Pop. Metro Area 112,986
59.5
96.5
56.4
0 10 20 30 40 50 60 70
'20 '25 '30 '35 '40 '45 1948 1949

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

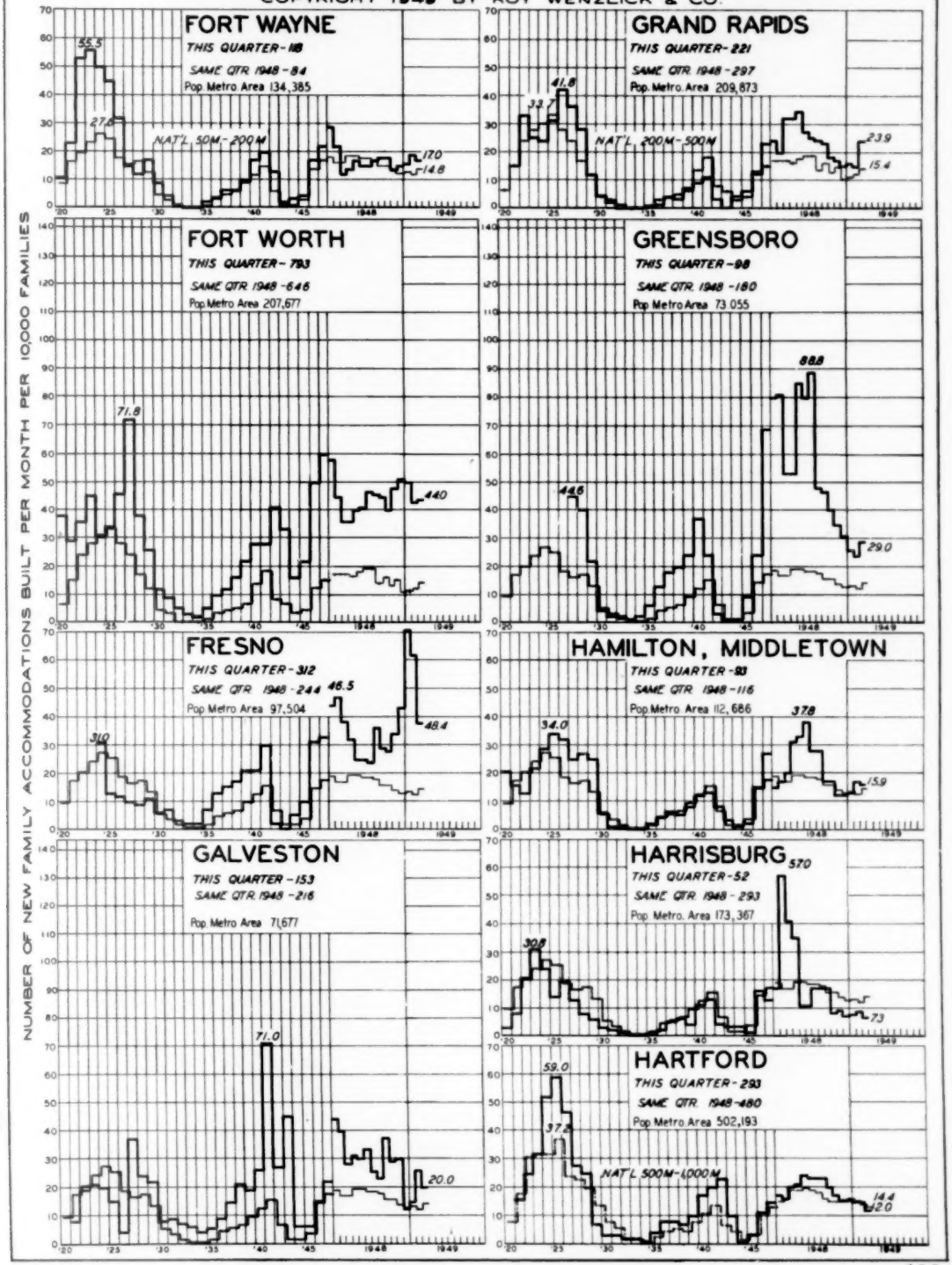
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

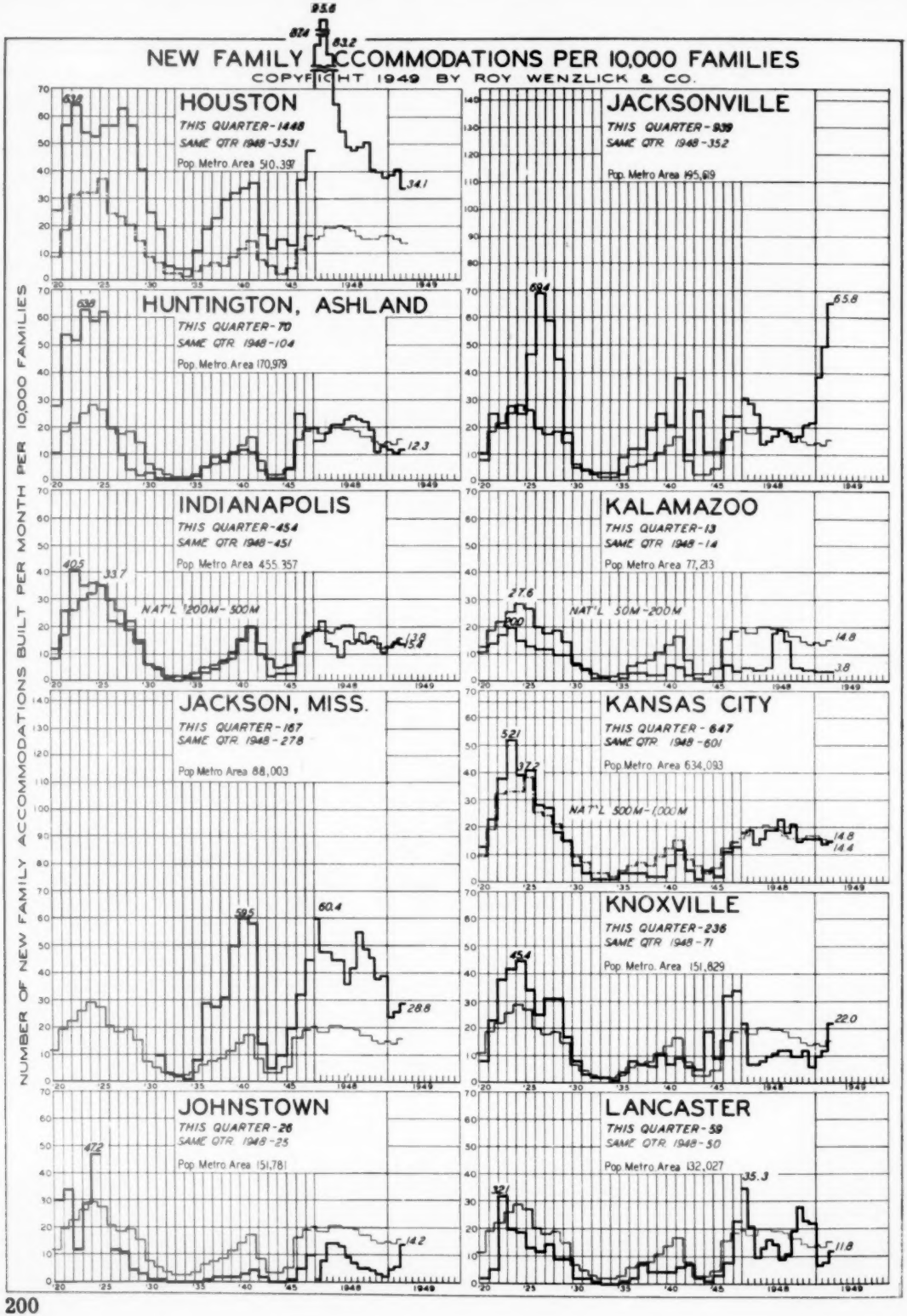



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
COPYRIGHT 1949 BY ROY WENZLICK & CO.
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
DAYTON
THIS QUARTER-145
SAME QTR. 1948-134
Pop. Metro. Area 271,513
NAT'L 200M-500M
33.7
24.9
15.4
9.6
DURHAM
THIS QUARTER-117
SAME QTR. 1948-247
Pop. Metro. Area 69,683
47.8
31.5
DECATUR, ILL.
THIS QUARTER-24
SAME QTR. 1948-24
Pop. Metro. Area 65,764
53.1
8.1
EL PASO
THIS QUARTER-210
SAME QTR. 1948-246
Pop. Metro. Area 115,801
28.1
32.5
22.8
DENVER
THIS QUARTER-644
SAME QTR. 1948-749
Pop. Metro. Area 384,372
47.2
20.7
ERIE
THIS QUARTER-50
SAME QTR. 1948-108
Pop. Metro. Area 134,039
28.6
27.6
NAT'L 50M-200M
29.5
14.8
9.1
DES MOINES
THIS QUARTER-145
SAME QTR. 1948-208
Pop. Metro. Area 183,973
41.2
13.9
EVANSVILLE
THIS QUARTER-53
SAME QTR. 1948-67
Pop. Metro. Area 141,614
30.2
34.9
7.1
DETROIT
THIS QUARTER-3134
SAME QTR. 1948-3441
Pop. Metro. Area 2,295,867
72.9
40.8
NAT'L 1,000 M & OVER
20.4
10.5
FALL RIVER, NEW BEDFORD
THIS QUARTER-78
SAME QTR. 1948-60
Pop. Metro. Area 272,648
24.4
6.1
DULUTH
THIS QUARTER-24
SAME QTR. 1948-55
Pop. Metro. Area 157,098
31.4
4.6
FLINT
THIS QUARTER-123
SAME QTR. 1948-89
Pop. Metro. Area 188,554
95.6
12.5
'20
'25
'30
'35
'40
'45
1948
1949

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES




NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
HOUSTON
THIS QUARTER-1448
SAME QTR 1948-3531
Pop. Metro. Area 510,397
JACKSONVILLE
THIS QUARTER-939
SAME QTR. 1948-352
Pop. Metro. Area 195,619
HUNTINGTON, ASHLAND
THIS QUARTER-70
SAME QTR. 1948-104
Pop. Metro. Area 170,979
INDIANAPOLIS
THIS QUARTER-454
SAME QTR. 1948-451
Pop. Metro. Area 455,357
NAT'L 200M-500M
KALAMAZOO
THIS QUARTER-13
SAME QTR. 1948-14
Pop. Metro. Area 77,213
NAT'L 50M-200M
JACKSON, MISS.
THIS QUARTER-167
SAME QTR. 1948-278
Pop. Metro. Area 88,003
KANSAS CITY
THIS QUARTER-647
SAME QTR. 1948-601
Pop. Metro. Area 634,093
NAT'L 500M-1,000M
KNOXVILLE
THIS QUARTER-236
SAME QTR. 1948-71
Pop. Metro. Area 151,829
JOHNSTOWN
THIS QUARTER-26
SAME QTR. 1948-25
Pop. Metro. Area 151,781
LANCASTER
THIS QUARTER-59
SAME QTR. 1948-50
Pop. Metro. Area 132,027
'20 '25 '30 '35 '40 '45 1948 1949

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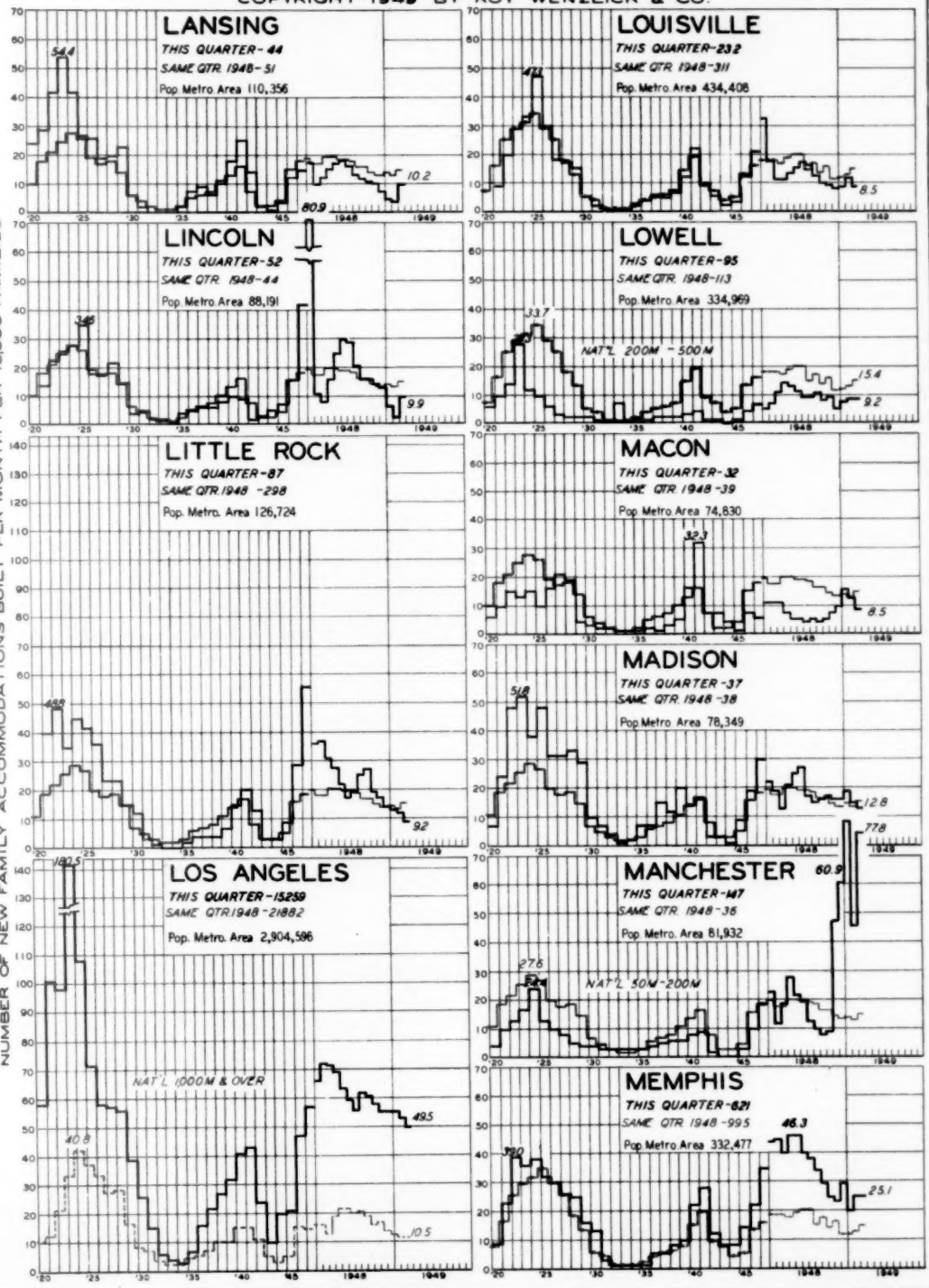
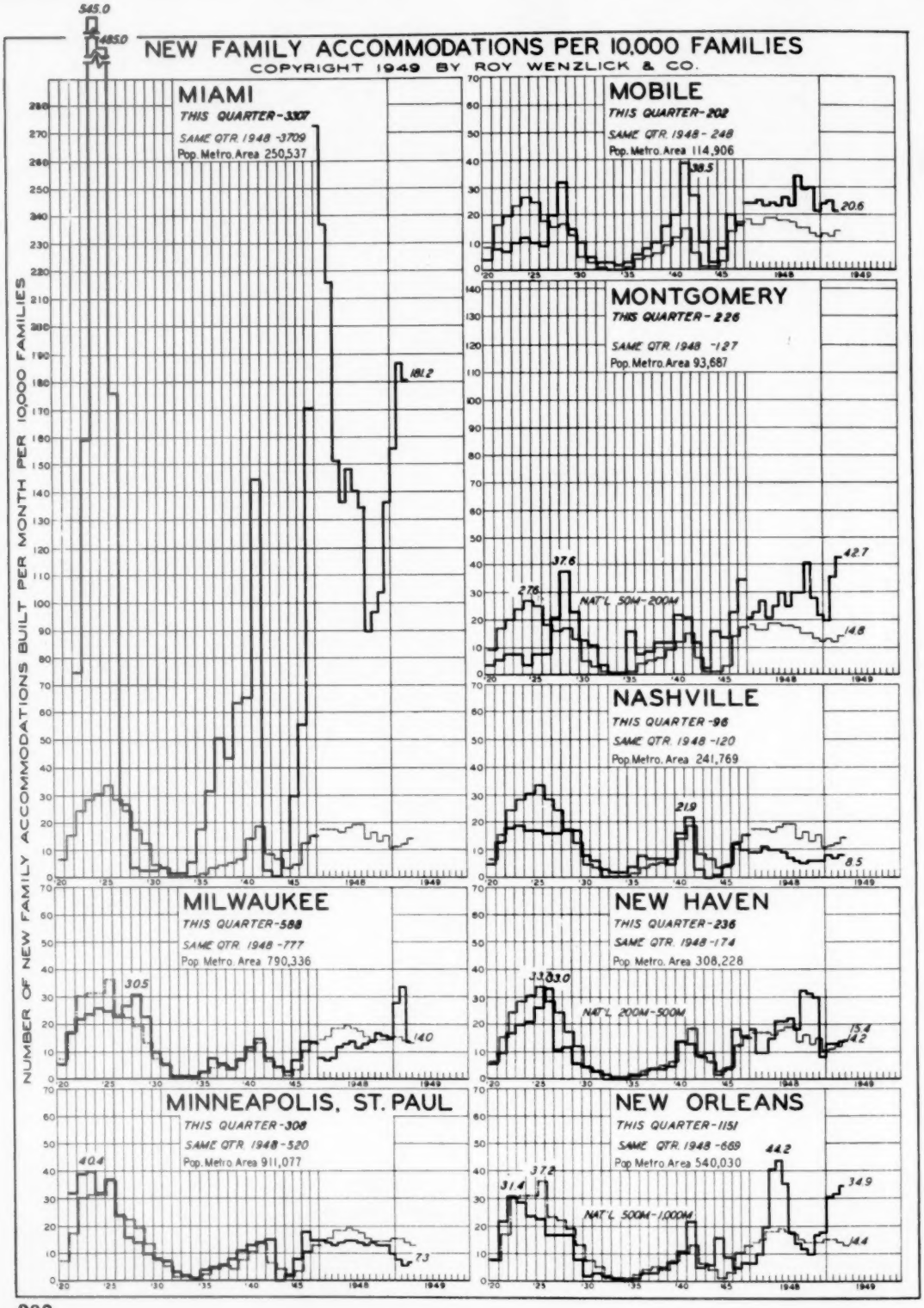
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

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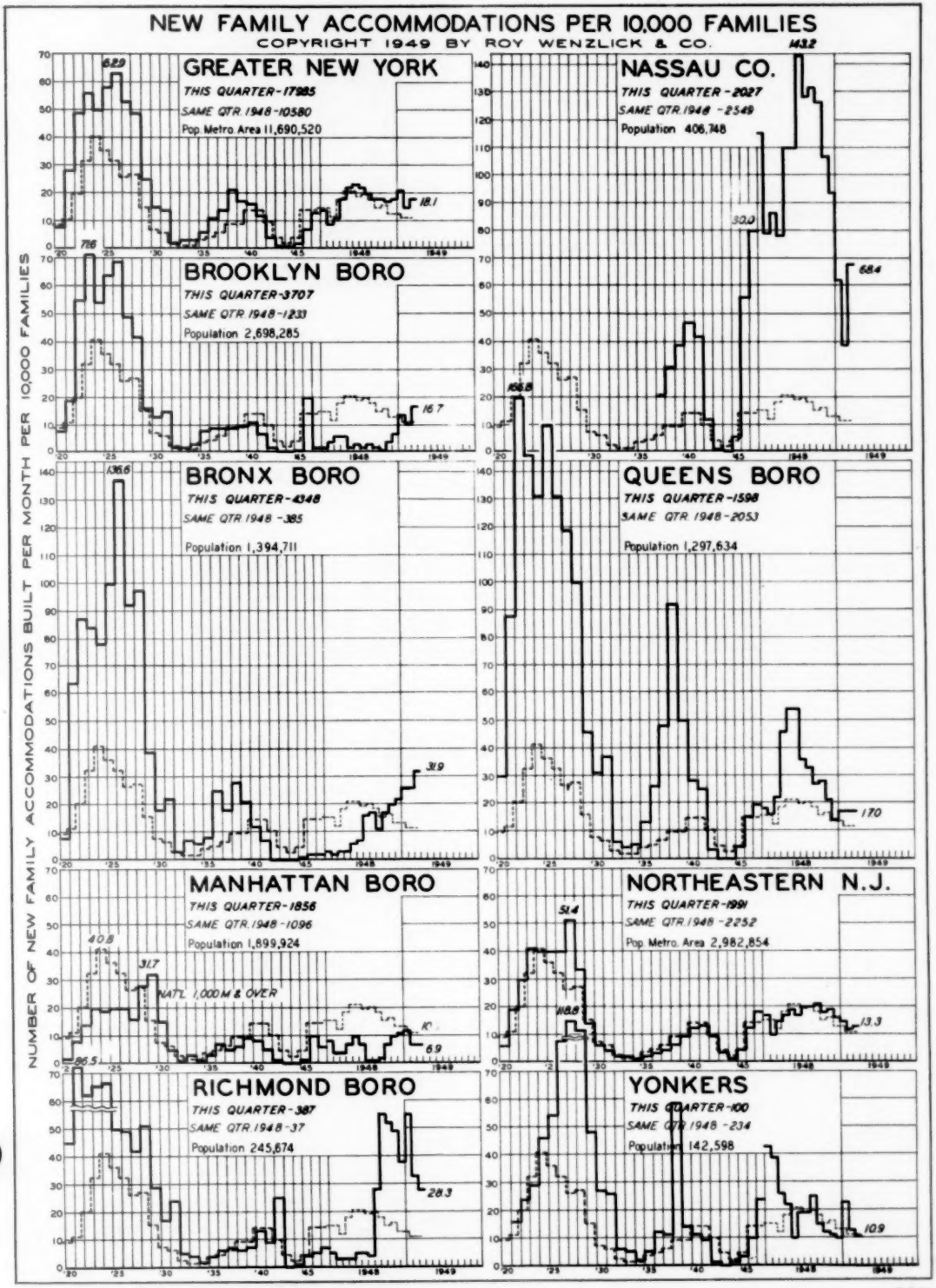
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
MIAMI
THIS QUARTER-3307
SAME QTR. 1948 -3709
Pop. Metro. Area 250,537
545.0
485.0
181.2
MOBILE
THIS QUARTER-202
SAME QTR. 1948 - 248
Pop. Metro. Area 114,906
38.5
20.6
MONTGOMERY
THIS QUARTER-226
SAME QTR. 1948 -127
Pop. Metro. Area 93,687
37.6
27.8
NAT'L 50M-200M
42.7
14.8
NASHVILLE
THIS QUARTER-96
SAME QTR. 1948 -120
Pop. Metro. Area 241,769
21.9
8.5
MILWAUKEE
THIS QUARTER-588
SAME QTR. 1948 -777
Pop. Metro. Area 790,336
30.5
14.0
NEW HAVEN
THIS QUARTER-236
SAME QTR. 1948 -174
Pop. Metro. Area 308,228
33.3
33.0
NAT'L 200M-500M
15.4
14.2
MINNEAPOLIS, ST. PAUL
THIS QUARTER-308
SAME QTR. 1948 -520
Pop. Metro. Area 911,077
40.4
7.3
NEW ORLEANS
THIS QUARTER-1151
SAME QTR. 1948 -669
Pop. Metro. Area 540,030
44.2
37.2
31.4
NAT'L 500M-1,000M
34.9
14.4
'20
'25
'30
'35
'40
'45
1948
1949

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



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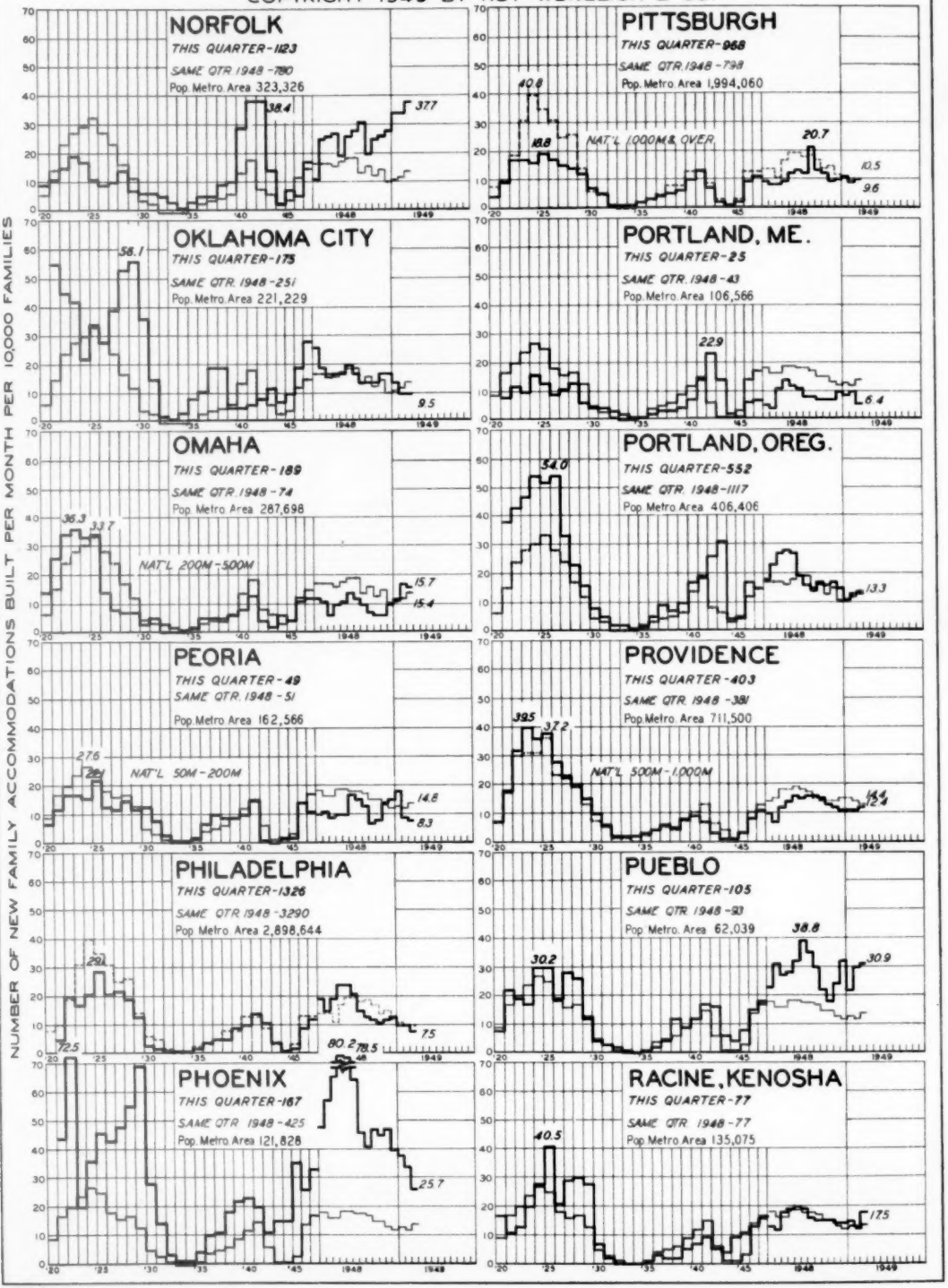

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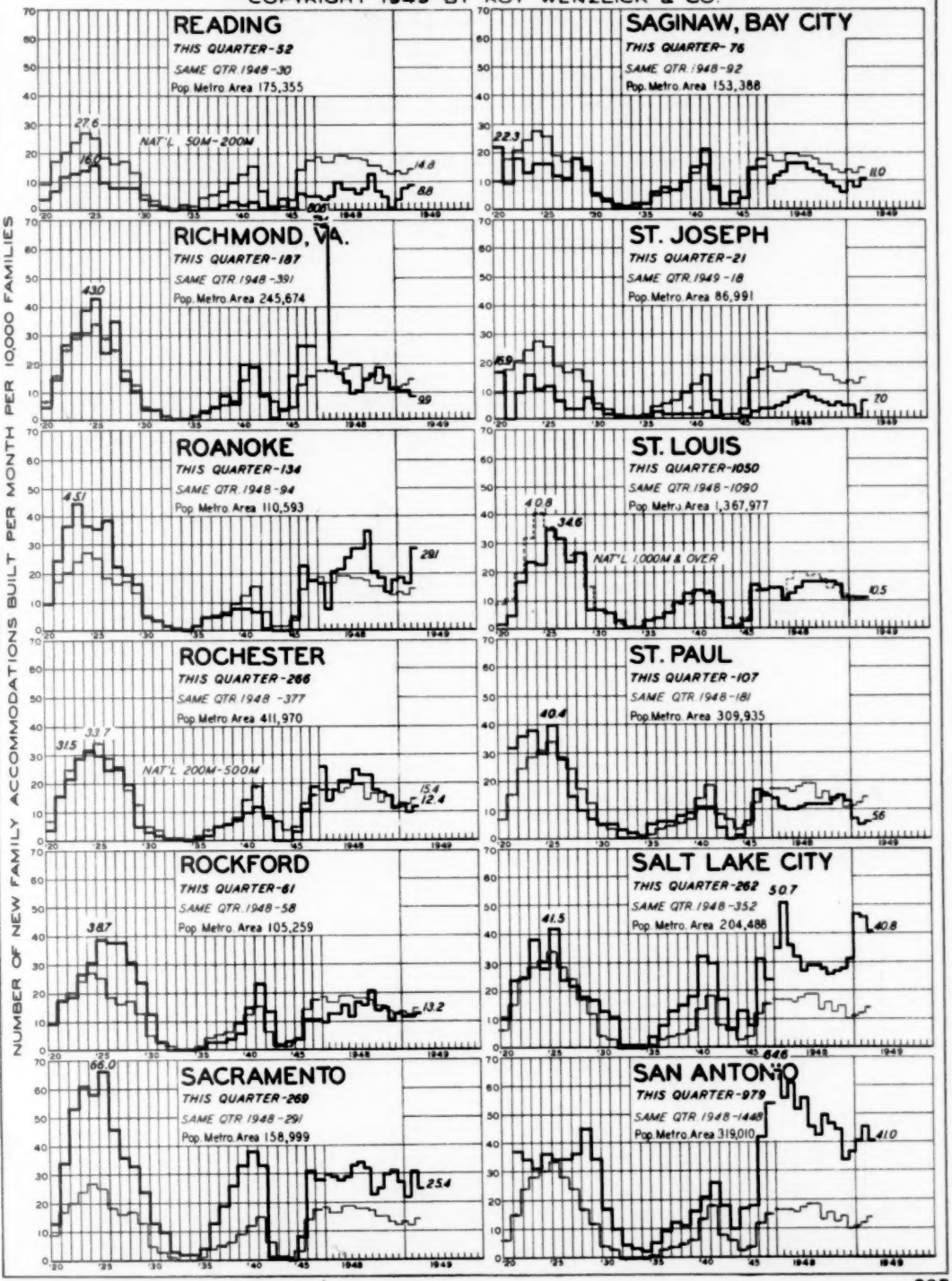
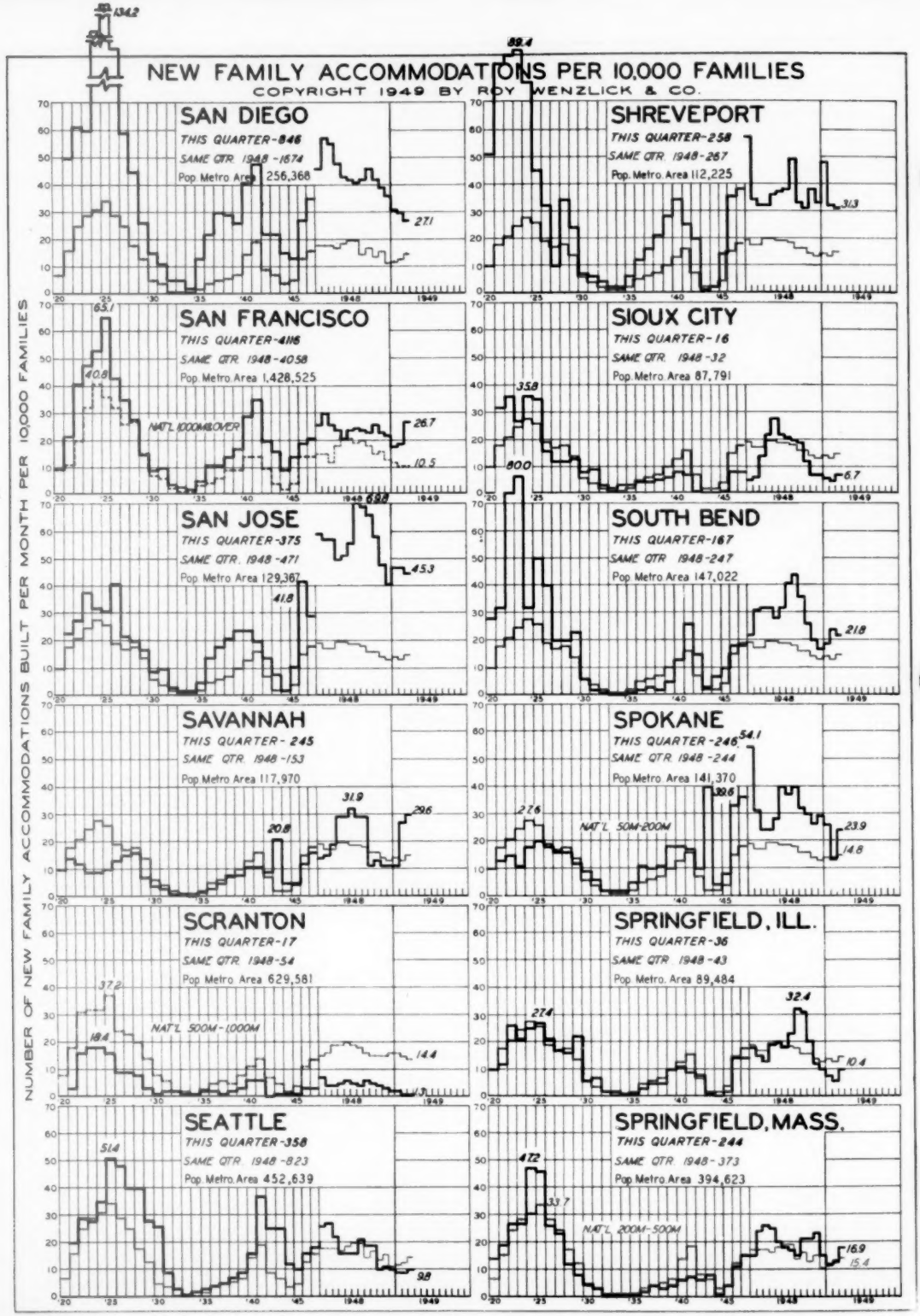
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES




NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
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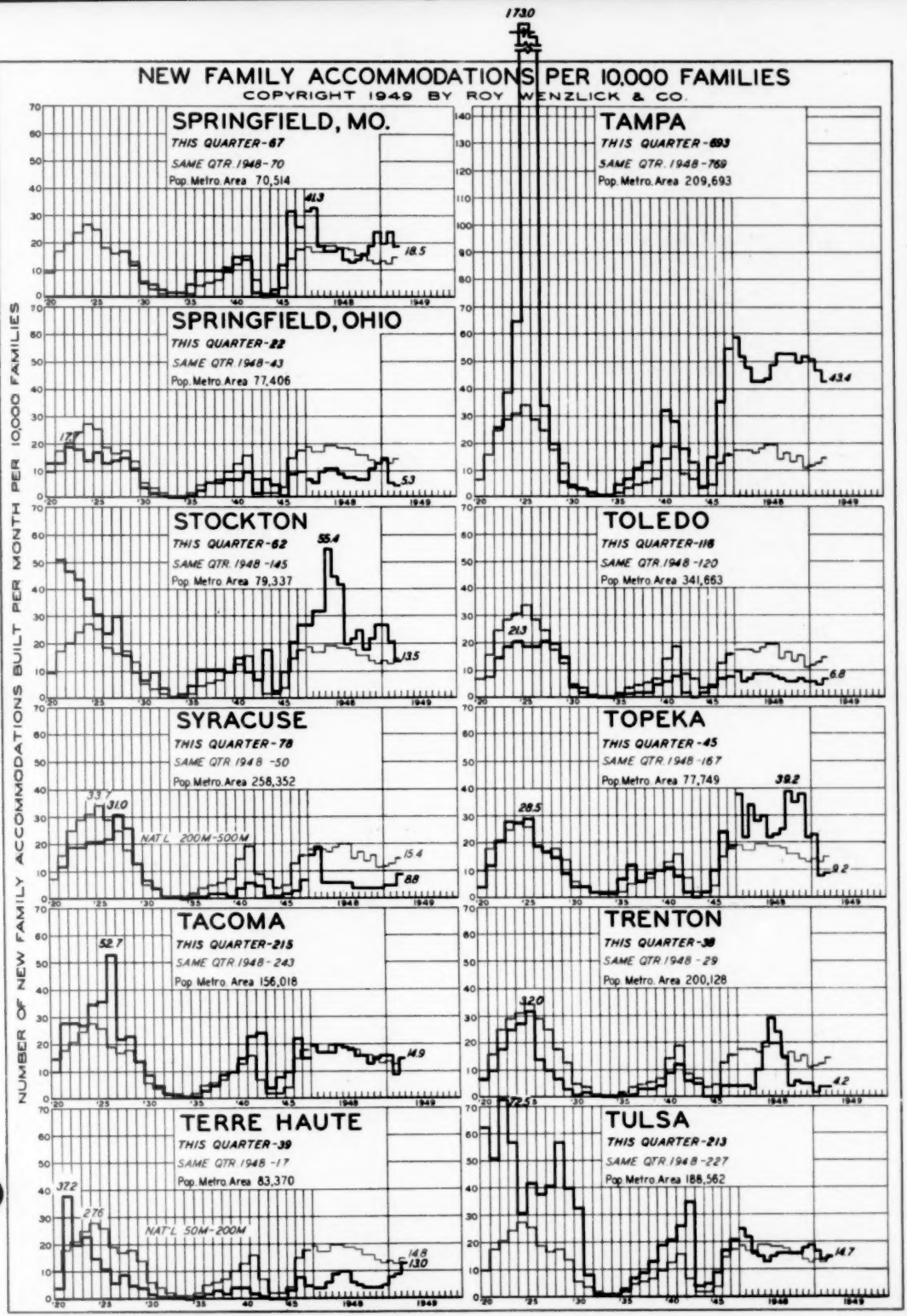
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
SAN DIEGO
THIS QUARTER-846
SAME QTR. 1948 -1674
Pop. Metro. Area 256,368
SHREVEPORT
THIS QUARTER-258
SAME QTR. 1948-267
Pop. Metro. Area 112,225
SAN FRANCISCO
THIS QUARTER-4116
SAME QTR. 1948-4058
Pop. Metro. Area 1,428,525
NAT'L 1000M&OVER
SIOUX CITY
THIS QUARTER-16
SAME QTR. 1948-32
Pop. Metro. Area 87,791
SAN JOSE
THIS QUARTER-375
SAME QTR. 1948-471
Pop. Metro. Area 129,367
SOUTH BEND
THIS QUARTER-167
SAME QTR. 1948-247
Pop. Metro. Area 147,022
SAVANNAH
THIS QUARTER-245
SAME QTR. 1948-153
Pop. Metro. Area 117,970
SPOKANE
THIS QUARTER-246
SAME QTR. 1948-244
Pop. Metro. Area 141,370
NAT'L 500M-200M
SCRANTON
THIS QUARTER-17
SAME QTR. 1948-54
Pop. Metro. Area 629,581
NAT'L 500M-1000M
SPRINGFIELD, ILL.
THIS QUARTER-36
SAME QTR. 1948-43
Pop. Metro. Area 89,484
SEATTLE
THIS QUARTER-358
SAME QTR. 1948-823
Pop. Metro. Area 452,639
SPRINGFIELD, MASS.
THIS QUARTER-244
SAME QTR. 1948-373
Pop. Metro. Area 394,623
NAT'L 200M-500M


1730
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
COPYRIGHT 1949 BY ROY WENZLICK & CO.
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
SPRINGFIELD, MO.
THIS QUARTER-67
SAME QTR. 1948-70
Pop. Metro. Area 70,514
41.3
18.5
SPRINGFIELD, OHIO
THIS QUARTER-22
SAME QTR. 1948-43
Pop. Metro. Area 77,406
17.7
5.3
TAMPA
THIS QUARTER-693
SAME QTR. 1948-769
Pop. Metro. Area 209,693
43.4
STOCKTON
THIS QUARTER-62
SAME QTR. 1948-145
Pop. Metro. Area 79,337
55.4
13.5
TOLEDO
THIS QUARTER-118
SAME QTR. 1948-120
Pop. Metro. Area 341,663
21.3
6.8
SYRACUSE
THIS QUARTER-78
SAME QTR. 1948-50
Pop. Metro. Area 258,352
33.7
31.0
NAT'L 200M-500M
15.4
8.8
TOPEKA
THIS QUARTER-45
SAME QTR. 1948-167
Pop. Metro. Area 77,749
28.5
39.2
9.2
TACOMA
THIS QUARTER-215
SAME QTR. 1948-243
Pop. Metro. Area 156,018
52.7
14.9
TRENTON
THIS QUARTER-38
SAME QTR. 1948-29
Pop. Metro. Area 200,128
32.0
4.2
TERRE HAUTE
THIS QUARTER-39
SAME QTR. 1948-17
Pop. Metro. Area 83,370
37.2
27.6
NAT'L 50M-200M
14.8
13.0
TULSA
THIS QUARTER-213
SAME QTR. 1948-227
Pop. Metro. Area 188,562
14.7

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES